

2021-B-07723

4 May 2021

Patricia Reade  
Chief Executive Officer  
Auckland Council  
Email: [s 9\(2\)\(a\)](mailto:s 9(2)(a)@auckland.govt.nz)

Dear Patricia Reade

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Drury Centre, Drury East  
Stage 1 and Waihoehoe Precinct – Comments sought**

In the week commencing Monday 26 February 2021, Kiwi Property Holdings No 2 Limited; Fulton Hogan Land Development Limited; and Oyster Capital Limited applied to the Minister for the Environment (the Minister) to refer the projects listed below to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The projects are described below, and a copy of the applications and supporting documents are in this Databox folder [s 9\(2\)\(ba\)\(i\)](#)

This information is provided to you in confidence and must not be forwarded outside of your organisation.

Project name	Project summary	Proposed activities
Drury Centre	Subdivision of a 26 hectare site to create two commercial lots with a combined areas of 42,500 m <sup>2</sup> , construction of large format buildings for retail activities on the commercial lots, subdivision to create 13 balance lots and an open space park; revegetation on Hinaga Stream, the construction of supporting infrastructure and use of signage.	Subdivision of land, earthworks (including on areas of contaminated land), earthworks and vegetation clearance within 10 metres of a natural wetland, water takes, discharge of stormwater and contaminants, construction of three water services, roading and walkways, and signage, construction of large format retail buildings.
Drury East Stage 1	Subdivision of a 36.5 hectare site to create up to 248 residential lots, construction of up to 248 residential units, 28 balance lots, neighbourhood parks and esplanade reserve to be	Subdivision of land, earthworks (including on areas of contaminated land), earthworks and vegetation clearance within 10 metres of a natural wetland, water takes, discharge of

	vested in Auckland Council, and the construction of supporting infrastructure and signage.	stormwater and contaminants, construction of three water services, roading and walkways, and signage, construction of residential units.
Waihoehoe Precinct	Subdivision of a 34.7 hectare site to construct up to 376 residential units, nine balance lots, and open space park; and the construction of supporting infrastructure and use of signage.	Subdivision of land, earthworks (including on areas of contaminated land), earthworks and vegetation clearance within 10 metres of a natural wetland, water takes, discharge of stormwater and contaminants, construction of three water services, roading and walkways, and signage, construction of residential buildings.

The applicants are seeking land use and subdivision consents, water take and discharge permits under Auckland Unitary Plan, Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, to be determined through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral applications. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table on the next page, and on any other matter you consider relevant to the Minister's decision on whether to refer the projects to a panel.

If it is more efficient to discuss these applications, please contact me or my team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) to arrange an appointment.

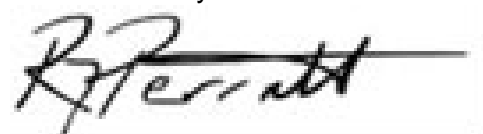
#### Specific questions on the application

1. Are there any reasons that you consider it more appropriate for the projects, or part of the projects, to continue to proceed through existing Resource Management Act 1991 (RMA) private plan change processes rather than the processes in the FTCA?
2. How do these projects align with the Auckland Unitary Plan and the Drury-Opaheke Structure Plan?
3. How do these projects align with the National Policy Statement for Urban Development and the National Policy Statement for Freshwater Management?
4. Private Plan Changes 48, 49 and 50 relate to these projects. How to the concerns raised in your submissions to these plan changes relate to these projects?
5. What reports and assessments would normally be required by the Council for a project of this nature in this area?
6. Do the applicants, or a company owned by the applicants, have any environmental regulatory compliance history in your region?

Also note that if the Minister decides to refer the projects to a panel, the Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the projects. The applicants will provide a detailed assessment of environmental effects at this stage and the Council will have the opportunity to provide further comments to the panel(s). The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Rebecca Perrett  
**Acting Manager, Fast-Track Consenting Team**

Enclosures:

- A. Response template for written comments

cc: Ian Smallburn, General Manager Resource Consents  
Auckland Council, s 9(2)(a)